

98706

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall
3711 Orange St.
Riverside, Calif. 92501

Grant Deed - Springbrook Park Townhouse
Tract # 3940

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature *[Signature]*
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

SPRINGBROOK PARK TOWNHOUSES, a partnership composed of Calport Financial Corporation, a California corporation, and Henry S. Henschel, Grantor, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 89 of the LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by Map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, described as follows:

Commencing at the most westerly corner of said Lot 89;

Thence South 61° 00' 00" East, along the southwesterly line of said Lot 89, a distance of 296.72 feet to the southwesterly prolongation of the northwesterly line of that certain parcel of land conveyed to Springbrook Park Townhouses, a general partnership, as Parcel No. 3, by deed recorded December 18, 1969, as Instrument No. 128988, Official Records of Riverside County, California;

Thence North 29° 00' 00" East, along said southwesterly prolongation of said northwesterly line, a distance of 25.00 feet to the most westerly corner of said parcel of land conveyed to Springbrook Park Townhouses; said corner being the point of beginning of the parcel of land to be described;

Thence North 29° 00' 00" East, along said northwesterly line of said Springbrook Park Townhouses' parcel, a distance of 19.00 feet;

Thence South 61° 00' 00" East, parallel with the southwesterly line of said Lot 89, a distance of 135.86 feet to the southeasterly line of said Springbrook Park Townhouses' parcel;

Thence South 29° 00' 00" West, along the southeasterly line of said Springbrook Park Townhouses' parcel, a distance of 19.00 feet to the most southerly corner thereof, said corner being in a line parallel with and 25.00 feet northeasterly, measured at right angles, from the southwesterly line of said Lot 89;

Thence North 61° 00' 00" West, along said parallel line, also being the southwesterly line of said Springbrook Park Townhouses' parcel, a distance of 135.86 feet to the POINT OF BEGINNING.

The above described parcel of land contains .059 acres, more or less.

DESCRIPTION APPROVAL
by *George P. Hatchinson* 8/21/70 by *Davidson*
Surveyor

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD

OCT 2 1970

35 Min. Past 2 o'clock P M
At Request of

CITY CLERK

Recorded in Official Records of Riverside County, California

W. H. Dalglish

Recorder

FEE \$ _____

INDEXED

7194

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

DEPUTY CITY CLERK

7194

98706

SPRINGBROOK PARK TOWNHOUSES, a partnership composed of Calport Financial Corporation, a California corporation, and Henry S. Henschel

Dated August 28, 1970

HENRY S. HENSCHEL, a general partner.
By Henry S. Henschel
CALPORT FINANCIAL CORPORATION, a California corporation, a general partner
By Paul F. Gomez

By Paul F. Gomez

By _____

CONSENT TO RECORDATION

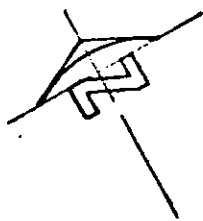
THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 8/28/70 from Henry S. Henschel, Gen. Part, and Paul F. Gomez, and J. Randolph Elliott, a Calport Financial Corp, Calif. corp. a gen. part. for Por. Lot 89 of Lands of S/C Colony Assn., map on file in Bk 7, page 3 of maps, Rec. of San Ber. Co. Calif.

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 10/2/70

Paul F. Gomez
Property Services Manager

98706



SOUTHERN CALIFORNIA COLONY ASSOC.
M.B. 713 2A 02

ORANGE STREET

39

S 61°00'E
135.86'

0.43 AC

N 29°00'E
139.00'

120.00'

120.00'

S 29°00' W
134.00'

N 29°00'E
25.00'

135.00'

N 61°00' W

COLUMBIA AVENUE

S 61°00'E

AVENUE

MOST WESTERLY COR. LOT 89

SOUTHWESTERLY LINE LOT 89

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SCALE 1" = 100' DATE 8/13/72 SUBJECT SPACED BROWNS PARA TOWNHOUSES J. F. DAVIDSON ASSOCIATES

F. B. _____

FILE NO. YF-34
7194